

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: December 4, 2003 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00 p.m.** on
Thursday, December 4, 2003 with a **Limited Business Meeting** to follow in the
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

A. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications.

I. Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

1. S-35-2003 Property located at 2233 N. River Road, an application for subdivision to divide property into two (2) lots – 2233 North River Road, LLC
Public Hearing: 12/4/2003
Deadline for Action: 01/22/2004
2. S-39-2003 Property located at 255 Walnut Hill Avenue, an application to consolidate existing parcels and subdivide into four (4) single family building lots - Penda Associates, LLC
Public Hearing: 12/4/2003
Deadline for Action: 01/22/2004
3. S-40-2003 Property located at 459 & 461 Lowell Street, an application to adjust a lot line without creating a new building lot – D & M Realty and Frederick & Michael Pennett
Public Hearing: 12/4/2003
Deadline for Action: 01/22/2004
4. S-41-2003 Property located at 1155 & 1161 Union Street, an application to subdivide and

consolidate property without creating a new building lot – Robert Rix Revocable Trust & Marilyn Donahue Revocable Trust

Public Hearing: 12/4/2003

Deadline for Action: 01/22/2004

5. SP-23-2003 Property located at 2233 North River Road, an application for site plan approval for the construction of a 10,648 sq. ft. chabad / synagogue – 2233 North River Road, LLC. (See CU-20-2003)
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
6. SP-24-2003 Property located at 25 Union Street, an application for site plan approval for the construction of a two (2) story 27,960 sq. ft. building to be used by a retail / wholesale mechanical supplier – F. W. Webb Company
Public Hearing: 11/06/2003
Public Hearing Continued: 12/04/2003
Deadline for Action: 01/08/2004
7. SP-25-2003 Property located at One Elliot Way, an application for site plan approval for the construction of a 9,936 sq. ft., one-story building to be used as a child day care facility for employees of the Elliot Hospital – Elliot Hospital
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
8. SP-26-2003 Property located at Bell Street, an application to create a planned development,
PD-16-2003 and for site plan approval for the construction of two (2), two (2) story multi-family handicapped accessible buildings containing 36 dwelling units, with on-site parking – Valley Vista, LLC
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
9. PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned development by the construction of two (2) buildings containing a total of ten (10) townhouse dwellings – Richard E. Fradette for NHHM, LLC
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
10. PD-14-2003 Property located on Bicentennial Drive, an application to create a planned development by the construction of ten (10) single family dwellings – Hanaby Homes, LLC for 2233 N. River Road, LLC
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
11. CU-20-2003 Property located at 2233 North River Road, an application for a conditional use permit to allow the construction of a 10,648 sq. ft. chabad / synagogue – 2233 North River Road, LLC. (See SP-23-2003)
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004

12. CU-21-2003 Property located at 1065 Hanover Street, an application for a conditional use permit to allow an insurance company to occupy existing building – Kendall Turner for Santo Insurance Agency
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
13. CU-22-2003 Property located at 911 Candia Road, an application for a conditional use
 CU-23-2003 permit to allow occupancy of first floor for a seamstress business (CU-22-2003), and conduct instructional workshop (CU-23-2003) – Teresa Bowden
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
14. CU-25-2003 Property located at 226/228 Pine Street, an application for a conditional use permit to occupy the building with a snack shop, and convenience goods, and video machines – Theodora Thanos
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
15. CU-26-2003 Property located at 25 Brook Street & 15-19 Temple Court, an application for a conditional use permit for a reduction from the required number of parking spaces - Renaissance 7 Limited Partnership
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
16. CU-27-2003 Property located at 25 Union Street, an application for a conditional use permit for a reduction from the required number of parking spaces – F. W. Webb Company
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004

B. LIMITED BUSINESS MEETING (Regulatory Matters):

[Current Matters]

17. S-35-2003 Property located at 2233 N. River Road, an application for subdivision to divide property into two (2) lots – 2233 North River Road, LLC
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
18. S-40-2003 Property located at 459 & 461 Lowell Street, an application to adjust a lot line without creating a new building lot – D & M Realty and Frederick & Michael Pennett
Public Hearing: 12/4/2003
Deadline for Action: 01/22/2004 **[Recommendation Enclosed]**
19. S-41-2003 Property located at 1155 & 1161 Union Street, an application to subdivide and consolidate property without creating a new building lot – Robert Rix Revocable Trust & Marilyn Donahue Revocable Trust
Public Hearing: 12/4/2003
Deadline for Action: 01/22/2004 **[Recommendation Enclosed]**

20. SP-21-2003 Property located at 25 Brook Street & 15-19 Temple Court, an application for approval to construct a third building containing 8 dwelling units, and convert existing buildings to residential units resulting in a total of thirty-three (33) dwelling units – Renaissance 7 Limited Partnership
Public Hearing 10/9/2003
Public Hearing Continued: 11/06/2003
Deadline for Action: 12/04/2003 [Staff Report to be Provided]
21. CU-21-2003 Property located at 1069 Hanover Street, an application for a conditional use permit to allow an insurance company to occupy existing building – Kendall Turner for Santo Insurance Agency.
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
22. CU-22-2003 Property located at 911 Candia Road, an application for a conditional use permit
CU-23-2003 to allow occupancy of first floor for a seamstress business (CU-22-2003), and conduct instructional workshop (CU-23-2003) – Teresa Bowden
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
23. CU-25-2003 Property located at 226/228 Pine Street, an application for a conditional use permit to occupy the building with a snack shop, convenience goods, and video machines- Theodora Thanos
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
24. CU-26-2993 Property located at 25 Brook Street & 15-19 Temple Court, an application for a conditional use permit for a reduction from the required number of parking – Renaissance 7 Limited Partnership
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004
25. CU-27-2003 Property located at 25 Union Street, an application for a conditional use permit for a reduction from the required number of parking spaces – F.W. Webb Company
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004

II. Other Business Items:

26. Comments from Planning Director Robert S. MacKenzie on Rezoning Proposals. **[See Attached]**

III. Such Other Items as Board Members may wish to introduce.